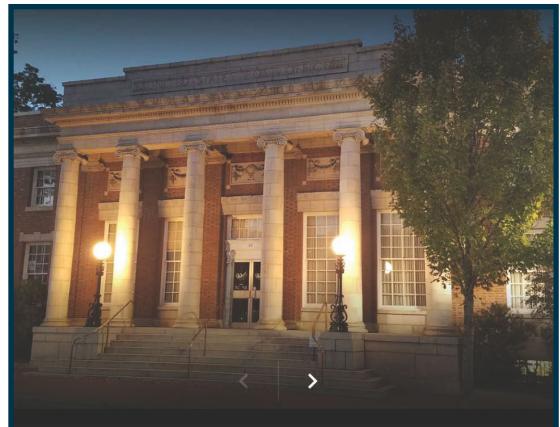




Professional Office Space for Lease

200 N. Braddock Street / Winchester, VA 22601



FOR LEASE—\$2,995/MO + \$4.00 CAM

- 3,009 SF Of Office Space
- Beautiful Historic Building Adjacent to Handley Library
- Great downtown location with some off-street parking
- Zoned B-1
- 6 Private Offices, Conference Rooms, Restrooms, and a Breakroom. Offices on Second Floor
- MLS# VAWI2006602

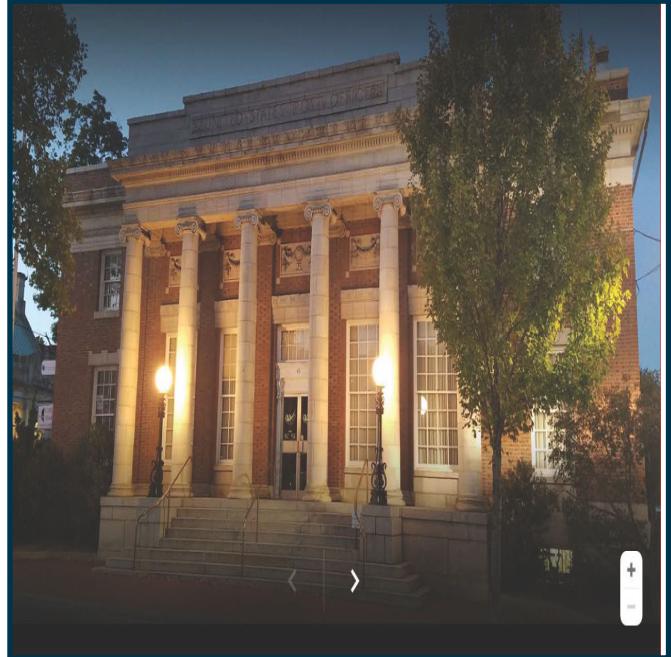
Demographic Summary

	10 mile radius	20 mile radius
Population	46,017	113,256
Projected 5 year growth	.80	1.44
Median Income	\$63,609	\$77,601
Median Age	37.3	39.7

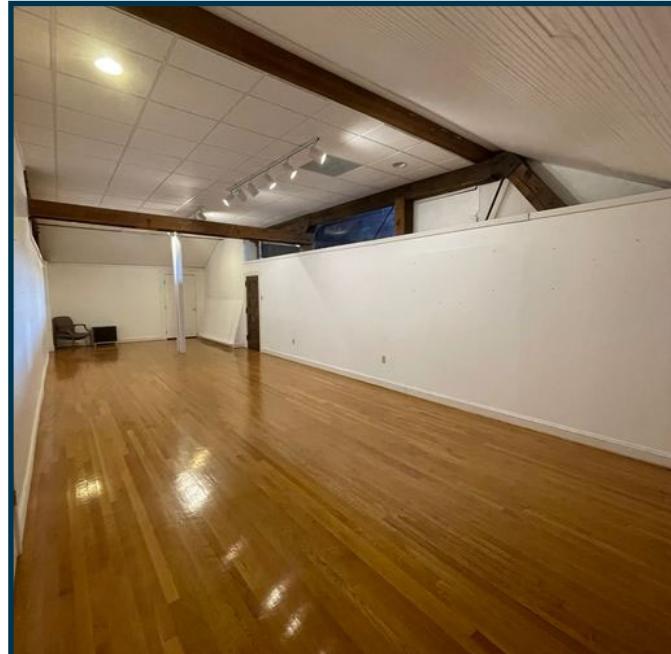
For more information please contact:
OakCrest Commercial Real Estate
Paige Manuel
Paige.Manuel@OakCrestCommercial.Com
Cell | 540.247.4974
Main | 540.504.0786
126 North Kent Street Winchester, VA 22601

All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimate used are for example only and do not represent the current or future performance. You and your advisor should conduct a careful independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

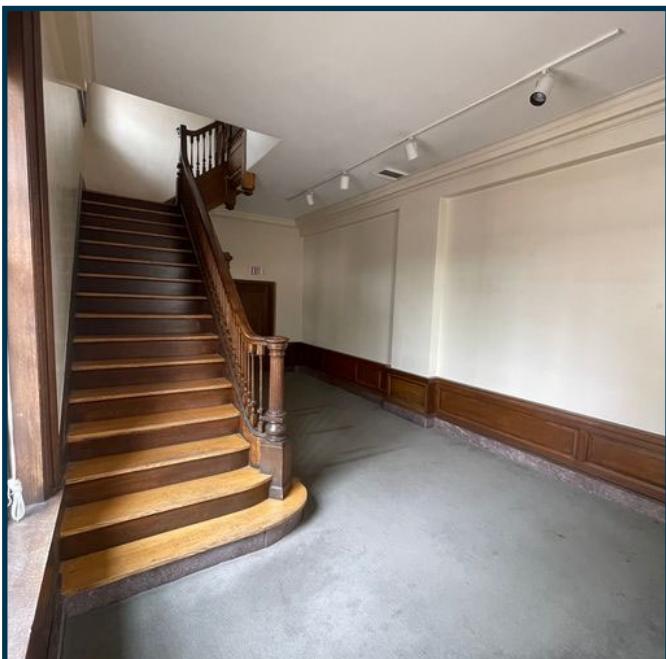
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